पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

BRANCH OFFICE: ARMB JAMMU

1st Floor, Gupta Tower's Bahu Plaza, Jammu - 180012 [Phone No. 01912472209] E mail: cs8251@pnb.bank.in

SALENOTICEFORSALEOFIMMOVABLEPROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount D) Property ID	Date / Time of E- Auction
1	PNB- SHALAMAR, JAMMU TAWI **M/s Shuhul Motors Pvt Ltd Registered Address: Samander Bagh, Srinagar, JK – 190001** **(Director: M/s Shuhul Motors Pvt. Ltd.)** Sh. Mushtaq Guroo S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **(Director: M/s Shuhul Motors Pvt. Ltd.)** Sh. Owais Guroo S/o Sh. Ghulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **GUARANTOR/MORTGAGOR/LEGAL HEIRS** **M/s Shuhul Motors Pvt Ltd Registered Address: Samander Bagh, Srinagar, JK – 190001 (Director: M/s Shuhul Motors Pvt. Ltd.)** Sh. Mushtaq Guroo S/o Sh. Ghulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **Sh. Owais Guroo** S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. Ghulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **M/s Shuhul Hotels Pvt Ltd Registered Address: Samander Bagh, SP College Road, Srinagar, JK – 190001** through its directors presently **1.** Sh. Mushtaq Guroo S/o Sh. Ghulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **2.** Sh. Ghulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **3.** Sh. Owais Guroo S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019. **4.** Sh. Bilal Ahmad Guroo S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK -190019.	Commercial Building and a piece of land bearing Khasra No 3474,3391/3247, Khewat No 308, Khata No 1185 on the eastern side of Srinagar- Chadoora Road at Baghi-Mehtab near Channapora Bye Pass Bridge, Mouza Natipora, Tehsil South Srinagar, Distt Srinagar standing in the name of Sh. Mushtaq Guroo S/o Sh. Gulam Mohammad Guroo.	A) **01.02.2024** B) Rs. 27,12,77,381.48 as mentioned in the demand notice dated 01.02.2024 + future int with incidental expenses and costs thereon whereas the amount due as on 30.06.2025 is Rs. 10,28,50,615.01 + future interest with incidental expanses and costs thereon C) **03.06.2024** D) SYMBOLIC	A) 165.58 LACS B) 16.55 LACS C) 1.00 LACS D) PUNBINA50972068	04-08-2026 From 10 AM to 4 PM
2. Branch : ARMB JAMMU	M/s Simplex Agri Infra Services Pvt. Ltd. PVT. LTD C/o Simplex Projects Ltd. Corporate Office: 12/1 Nellie Sengupta Sarani, 4h Floor, Kolkata -700087, India. (Borrower & Mortgagor) Sh. Sudershan Dass Mundra M/S Simplex Agri Infra Services Pvt. Ltd PVT. LTD C/o Simplex Projects Ltd. Corporate Office: 12/1 Nellie Sengupta Sarani, 4h Floor Kolkata -700087, India **(Promoter/Guarantor)** **M/S Simplex Projects Ltd.** 19 Nellie Sengupta Sarani, 3rd Floor, S S Hogg Market. Kolkata -700087, India **(Guarantor)**	Auction of Lease Hold Rights of below mentioned property vide Lease Deed dated 10.12.2011 valid upto 10th of December 2032. 1. Land Measuring 18 kanal 10 marlas along with construction thereon situated at Village Stok Teh.&Distt-Leh bearing Khasra no.5051 and mutation no.1954 in favor of M/s Simplex Agri Infra Services Pvt. Ltd, as per lease dated 10.12.2011. 2. Land Measuring 41 kanal 13 marlas along with construction thereon situated at Village Stok. Teh&Distt Leh bearing Khasra no. 3840, Khewat no. 270, Khata no. 773 in favor of M/s Simplex Agri Infra Services Pvt. Ltd as per lease dated 10.12.2011.	A) 24.04.2018 Rs. 107793064 as on 31.03.2018 plus interest and other charges C) 31.05.2025 D) SYMBOLIC	A) 5.32 CRORES B) 0.53 CRORE C) 0.01 CRORE D) PUNB 8251000109	07-07-2026 From 10:00 AM to 4:00 PM
3. PNB- BANIHAL (144500) **M/s Kashmir Forest Food** Address-Vill Tethar, Teh Banihal and Distt Ramban 182146 Email ID: kforestfood@gmail.com Contact: 70060-00422 **Prop-Sh Nazir Ahmed khan S/o Ghulam Nabi Khan** Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 Email ID: kforestfood@gmail.com Contact: 70060-00422 **M/s GNK Traders: Tethar, Banihal 182146** **GUARANTOR/MORTGAGOR/ LEGAL HEIRS** **Sh Nazir Ahmed khan S/o Ghulam Nabi Khan** Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 Email ID: kforestfood@gmail.com Contact: 70060-00422 **Mohd Asger Khan S/o Ghulam Nabi khan** Address- Vill Tethar, Teh Banihal and Distt Ramban 182146 **Mohd Ashraf khan S/o Ghulam Nabi khan** Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 **Smt Sara Begum W/o Mohammad Akbar Khan** Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 **Ghulam Nabi khan S/o Ghulam Rasool Khan** Address- Vill Tethar, Teh Banihal and Distt Ramban 182146	1. Triple storey residential house having 10 Bed Rooms ,02 kitchen, 1 hall and 3 shops at Tethar, Banihal bearing khasra no 2084/650, khewat no 124/123 and khata no 1162/1073, measuring 04 marlas owned by Gulam nabi Khan S/o Gh Rasool Khan R/o Tether, Banihal. **East:** Residential house of Mohd. Shareef Khan **West:** Residential House of Ab Latif Khan **North:** Residential house of Gh. Nabi Khan **South:** Residential house of Mohd. Sultan Khan 2. Triple storey Residential House having 10 bed room, 1 kitchen , 1 hall and 3 shops at Tethar, banihal bearing khasra no 2084/650, khewat no 124/123 and khata no 1162/1073 measuring land of 04 marlas owned by Ghulam Nabi Khan s/o Ghulam Rasool Khan R/o Tethar, Banihal **East:** Residential house of Mohd. Shareef Khan **West:** Govt Poultary Farm **North:** National Highway **South:** Residential house of Mohd. Sultan Khan 3. Triple storey Residential house having 10 bedroom , 2 kitchen , 1 hall and 3 bathroom at Tether , Banihal bearing khasra no 2084/650, khewat no 124/123 and khata no 1162/1073 measuring land 4 marlas owned by Sara Begum W/o Mohd Akber Khan R/o Tethar Banihal. **East:** Residential house of Mohd. Sultan Khan **West:** Residential House of Ab. Sultan Khan **North:** Residential house of Ab. Lateef **South:** Residential house of Late Mohd. Abdullah Khan **Mortgaged for the purpose of loan vide registered mortgage and further letter through continuity for availing packing credit limit, GECL 1.0 (through Account No. 144500UD00000191 and 144500EG00000015) by M/S KASHMIR FOREST FOODS PROP NAZIR AHMED KHAN** and is also under extended mortgage vide registered mortgage for the purpose of availing CC limit **A/c No. 1445008700000342** by **M/S GNK TRADERS** through its Prop.	A) **16.07.2024** B) Rs. 12262335.45 (In words one crore twenty-two lakh sixty-two thousand three hundred thirty-five and paisa forty- five only) as on 06.06.2024 plus future interest with incidental expenses and costs thereon. C) **22-10-2024** D) SYMBOLIC	A) 89 LACS B) 8.9 LACS C) 1 LAC D) PUNB24Y9432285	17.07.2026 From 10 AM to 4 PM
		4. Commercial Double Story Building with walnut factory and Shed in plot area of 03 Kanals and 12 Marlas owned by Nazir Ahmead Khan. Mohd. Ashraf Khan, Mohd. Azgar Khan (All S/o Ghulam Nabi Khan) and Sara Begum W/o Mohd Akbar Khan, out of which (1) 01 kanal 02 marlas bearing Khasra no 2680/663, khewat no 53 khata no 379. (2) Land measuring 12 Marla, on khasra no 2684/663, khewat no 53, khata no 379 (3) Land measuring 14 Marlas, khasra no 2684/639, khewat no 53 and khata no 400. (4) Land measuring 01 kanal 04 marla, khasra no 2684/639, khewat no 53 and khata no 400. Mortgaged for the purpose of loan vide registered Mortgage and further letter through continuity for availing packing credit limit, GECL 1.0 (through Account No. 144500UD00000191 and 144500EG00000015) by M/S KASHMIR FOREST FOODS.	A) **16.07.2024** B) Rs. 12262335.45 (In words one crore twenty-two lakh sixty-two thousand three hundred thirty-five and paisa forty- five only) as on 06.06.2024 plus future interest with incidental expenses and costs thereon C) **26.02.2026** D) PHYSICAL	A) 153.00 LACS B) 15.30 LACS C) 1 LAC D) PUNB24Y66664431	07.07.2026 From 10 AM to 4 PM

TERMS AND CONDITIONS

1.The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal **https://www.baanknet.com**
2. The intending Bidders/ Purchasers are requested to register on portal **(https://baanknet.com)** using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform **(https://baanknet.com)** for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd**. having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: support. BAANKNET@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
(1) https://baanknet.com
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal **(https://baanknet.com).**
7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 minutes'** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet.com portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. Final sale certificate shall be issued w.r.t the SIDCO IP is subject to the clearance of all SIDCO dues, charges and statutory liabilities (if applicable).
21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
22. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
23. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
24. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
25. Auction mentioned at point no. 4 subject to the final outcome of S.A Vide S.A No. 340/2025 filed before DRT-1 Chandigarh.

HARPAL SINGH
(8800105333)
Authorised Officer
Punjab National Bank (Secured Creditor)

Date: 19.06.2026
Place: JAMMU

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SARFAESI ACT, 2002